



**Town of Trumbull
Economic Development Commission Meeting**

Long Hill Room
5866 Main Street
Trumbull, CT 06611
May 20, 2010 7:15 pm

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| 1. Approval of Meeting Minutes for March | T. Ginis |
| 2. Director's Report <ul style="list-style-type: none">- Marketing- Projects Update | D. Cox |
| 3. Charter Revision | T. Ginis |
| 4. Business Advisory Council Update | D. Cox/J. Abraham |
| 5. EDC Business Breakfast | All |
| 6. Other Business | All |

Call to Order: The meeting of the Town of Trumbull Economic Development Commission was called to order at 7:10p.m. by Chairman Ginis.

In Attendance: In attendance were the following Commissioners:

Jim Abraham Patricia Connelly Tom Ginis Beryll Kaufman Karl Mizak Ralph Sather

and Deborah Cox, Director of Economic Development

Absent: Jack Berg

1. Meeting Minutes:

Noted: Due to a lack of quorum for the April meeting, approval of the March meeting minute could not occur until the May meeting.

A motion to accept the meetings minutes of March 18, 2010 was made by Commissioner Kaufman and seconded by Commissioner Abraham.

The meeting minutes of March 18, 2010, were unanimously approved.

A motion to accept the meetings minutes of April 15, 2010 was made by Commissioner Kaufman and seconded by Commissioner Abraham.

The meeting minutes of April 15, 2010, were unanimously approved.

2. Director's Report:

The Director of Economic Development provided highlights of the activities for the month. The full Director's Report is attached. Highlights included the following:

- The Annual EDC Breakfast was the best one yet in terms of registration, attendance, and feedback of the guest speaker. Approximately 165 people registered, and 130 attended.
- Sapore Deli has begun their build out and are projected to open in July.
- LA Fitness was approved for Special Permit and expansion on May 19 by Planning & Zoning. Westfield will be returning to P&Z in June for a special meeting to make changes to the sign regulations to be applied to the shopping park.
- P&Z agreed to move forward to bringing the proposed Mixed Use Zone to the June Hearing. If approved, the Luigi's project will apply for special permit in August.

3. Charter Revision

- Tom Ginis reported that the Charter Revision Committee will be looking at several changes to the Town Charter, and one item is to consider adding the Office of Economic and Community Development. The existing Town Charter does not mention an office of Economic Development, although it does include the Economic Development Commission. Deborah Cox agreed to research how other towns who have an Office of Economic and Community Development and report on her findings.

4. Business Advisory Council

- Jim Abraham reported that the Business Advisory Council will be meeting on June 3. He also reported that during a recent meeting First Selectman Herbst expressed support of the Business Advisory Council and agreed that they should continue and research a possible 501c3 for potential supplemental funds.

5. EDC Breakfast

- The feedback and the consensus were that this was a very successful breakfast. It was suggested that a nominal fee be charged in future breakfasts in order to reduce the number of no-shows.

6. Other Business:

- No new business reported.

Meeting Adjourned at 8:54 pm

Respectfully Submitted By:

Deborah Cox
Director, Economic Development
May, 2010 Director's Report Attached

**Town of Trumbull
Economic Development
May, 2010 Report**

Director's Report

Business Recruitment:

- New Businesses:
 - Sepore Deli
 - LA Fitness (should be signed this week)
 - Dr. Ehrlich – Technology Drive
 - Unnamed Restaurant expected this week
- New Prospects:
 - Restaurant referral from Mario Coppolo
 - Restaurant referral from Mary Keane & Tim Herbst
The restaurant is interested in Trumbull Center. They had talked to them over a year ago. Trumbull Center will call them.
 - Bob Scinto to apply to P&Z for new development
- Status of Previously Open or Pending Prospects:
 - Closed -- Fitness Center: (LA Fitness)
 - Closed – Storage Company: Received zoning approval 5/12)
 - Open – One store, one restaurant in the mall – close to lease signing
 - Open -- Energy related company currently in negotiations with Trumbull building owner.
 - Open – Jewish Home for the Elderly:
 - Open Deli (wants to buy property – no vacant options at the moment)
 - Restaurant (has a restaurant in Milford)
 - Investor looking to build on Main Street across from Mall
 - Open -- Company looking for small space for their IT, and separate space for office. (the office space is being handled through a Trumbull broker, and Econ. Dev. office gave them leads on some IT space)
 - Dead – Savon Rock Restaurant (no suitable location found)
- Tax Abatement Program: We are awaiting of appointment of Town Council members to the Committee. Then the EDC can present their proposal for a new Abatement Program.
- Met with the appraiser and Gary Bean to explore the feasibility to change the zone to commercial use for three town-owned properties: 1) 7115 Main Street (current Nature Center location), 2) 333 White Plains Road (current Ranger Station location), and 3) Bill property on Huntington Turnpike (current reserved open space). This meeting will help the appraiser determine the value and highest and best uses.

- Participated and staffed a booth with Connecticut Economic Development Association in SBIR Conference/Trade Show

Business Retention & Expansion

- Business Breakfast:
Conducted the Annual Economic Development Business Breakfast on May 18, 2010. 165 were registered. Approximately 125 – 130 attended. The speaker, Jim Randel was excellent, and several people made the point to call or email to express their enthusiasm for him.
- Met with the following organizations:
 - Firelight Media
 - Chris Hellthayler
- Attended P&Z Meetings to support:
 - Mixed Use Zone (researched and provided pictures of mixed use application in small towns that also have Mixed Use with residential, restaurants, and a quaint look and feel).
 - Storage Facility on Cutlers Farm Road. This was approved at the May 12 special meeting with contingencies to reduce # of units by 50.
 - LA Fitness – application approved for permit to take over the Circuit City building and expand it by 6,000 s/f. LA Fitness contacted Economic Development for support exactly one year ago
 - Pre-application for Chris Hellthayler who owns a house on Main Street across from the Mall. He has a potential tenant and he wanted better clarification regarding what would be allowed in the Design District with regard to size of structure, parking, permitted use, number of occupants, and owner occupancy.

Marketing/PR

- Marketing & Advertising:
 - New England Business Journal published
 - Trumbull was announced in Top 100 Best Places and Top 10 Best Small Towns according to RelocateAmerica. We submitted more pictures and sent press release to the media.
 - Wrote, published, and distributed EDC Newsletter
 - Participated as board member on 2 Board Meetings this month:
 - 1) Connecticut Economic Development Association
 - 2) Western Region Convention & Tourism

Community Development:

- Beautification and Revitalization:

- Brick Sidewalks are finished. Awaiting installation of the 8 decorative lights from lowest bidder
 - Co-coordinated Sun Products event to donate additional recycled benches at the Trumbull Nature Center
 - Facilitated media release for Westfield Walk-a-thon for Lupus
 - Coordinated Patriot Bank's Supplies Collection for the Troops
 - Coordinating Trumbull Day at the Zoo (event to take place June 26)
 - Facilitated business connections for Tidy-up Trumbull, BEI, Trumbull Public Schools.
- **Community Grants:**
 - Awaiting Town Council Approval for Neighborhood Assistance Grants

Status of Commercial Development Projects, Proposals, and Targeted Properties:

Westfield Revitalization	Work on revitalization is underway. We will help them coordinate volunteer groups for their July 3 fireworks event. Two good prospects are close to signing a lease.
Park Avenue	Norma Pfriem Breast Cancer Treatment Center – approved by P&Z. Construction starting in June (originally May)
Mixed Use Zone	This application was discussed during a special P&Z work session on May 2 and with a 3-2 vote, P&A passed the acceptance to the zone change to be heard at the June P&Z Hearing.
Luigi's Proposal	The owner will come in with an application once the mixed use zone has been passed by P&Z.
Trumbull Center Revitalization	Work on Phase One began in April. Two more phases are expected this year
Reservoir Avenue (Henderson Property)	1) Inquiry made on the Henderson property for industrial
Reservoir Avenue (E-lite and Guida Property)	2) Owners of Guidas property are looking to do medical building, but they have no architectural drawings so it is difficult to attract interest.
Home Depot	Steel is up for the building. Expected opening continues to be May, 2011
Marisa's	Expectations are that they will be starting site work for a one-story building in June. Tenants are already identified for most, if not all areas.
Trumbull Center	First Selectman Herbst has been in discussions with Peter Dinardo regarding the rails-to-trails going through the back of the Center. A meeting is set up to discuss this further with Dinardo, our Engineer, and the Regional Planning Agency.
Bridgeport Realtors	Approved by P&Z. Negotiations not yet complete.
Scan Tools	Approved for 11,600 s/f expansion which will start in June
Bob Scinto	Application expected for additional development

Updates on P&Z Activities as they pertain to Economic Development

- P&Z working on zoning changes that will eventually accommodate some potential mixed use projects.
- Design District application for Church Hill area across from Town Hall has been approved. Two businesses are expected to apply for special use permit in the next few months: 1) a mobile veterinarian, 2) a medical doctor.

Respectfully Submitted By,
Deborah Evans Cox
Director, Economic Development